

Mortgagee's mailing address:  
Charter Mortgage Company  
P. O. Box 10316  
Jacksonville, Florida 32207

# MORTGAGE

This form is used in connection with mortgages insured under the six-year four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

RECORDED  
126 PM '80  
EGN... BANKERSLEY  
R.H.C.

1499 1382 895  
1582 1485

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack E. Fore and Elizabeth N. Fore of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Charter Mortgage Company,

a corporation organized and existing under the laws of State of Florida hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty-eight Thousand and no/100 Dollars (\$ 38,000.00 ),

with interest from date at the rate of Thirteen and no/100 per centum ( -13- % ) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company, Post Office Box 10316 in Jacksonville, Florida 32207 or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Twenty and 66/100 Dollars (\$ 420.66 ), commencing on the first day of June, 1980, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 2010.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, lying on the eastern side of Morrow Street as shown on a plat of Bernard T. Gault, prepared by H. S. Brockman, dated November 14, 1954 and recorded in the R.M.C. Office for Greenville County in Plat Book FF, page 232, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the eastern side of Morrow Street located 230 feet more or less from the intersection of Morrow Street and U. S. Highway 29 and running thence S. 70-24 E. 137 feet along the common line of the Bernard T. Gault property, or property formerly owned by Bernard T. Gault, and property now or formerly owned by Fay G. Groce to an iron pin; thence along the rear of the Bernard T. Gault property S. 24-00 W. 107.1 feet to an iron pin at the joint rear corner of the Bernard T. Gault property and property now or formerly owned by Fay G. Groce; thence along the common line of said lots N. 66-04 W. 159.2 feet to an iron pin on the eastern side of Morrow Street; thence along the eastern side of Morrow Street N. 37-15 E. 100 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of David B. Dobson, on even date, and recorded in Deed Book 1123, page 412, RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

Correction made on number 9 only.  
Replaces Form FHA-2175M, which is obsolete

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